047.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	877,700 / 877,700
					USE VALUE:	877,700 / 877,700
					ASSESSED:	877,700 / 877,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN KENNETH C &	
Owner 2:	ALARAS GODOFREDO P TRS/	
Owner 3:	ORLANDO S MARTIN IRREVOCABLE T	
Street 1:	28 CHATHAM ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MARTIN ORLANDO S & LOURDES A -
Owner 2:	-
Street 1:	28 CHATHAM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2312 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5985.000	440,900	5,100	431,700	877,700
Total Card	0.137	440,900	5,100	431,700	877,700
Total Parcel	0.137	440,900	5,100	431,700	877,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.63 | /Parcel: 379.63

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33519
GIS Ref	
GIS Ref	
Insp Date	12/04/18

!4004!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	440,900	5100	5,985.	431,700	877,700		Year end	12/23/2021
2021	104	FV	420,900	5100	5,985.	431,700	857,700		Year End Roll	12/10/2020
2020	104	FV	421,000	5100	5,985.	431,700	857,800	857,800	Year End Roll	12/18/2019
2019	104	FV	327,100	5100	5,985.	458,700	790,900	790,900	Year End Roll	1/3/2019
2018	104	FV	327,100	5100	5,985.	334,500	666,700	666,700	Year End Roll	12/20/2017
2017	104	FV	306,800	5100	5,985.	291,400	603,300	603,300	Year End Roll	1/3/2017
2016	104	FV	306,800	5100	5,985.	248,200	560,100	560,100	Year End	1/4/2016
2015	104	FV	273,500	5100	5,985.	242,800	521,400	521,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:54:29

LAST REV

Date	Time
05/14/19	14:58:45
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4004

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN ORLANDO	61579-595		4/10/2013	Convenience	1	No	No		
MARTIN ORLANDO	61579-592		4/10/2013	Convenience	1	No	No		
MARTIN ORLANDO/	26891-336		12/9/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2016	1350	New Wind	7,150	C				
10/8/2015	1519	Re-Roof	11,735					

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/6/2009	Measured	189	PATRIOT
3/27/2000	Inspected	264	PATRIOT
3/9/2000	Measured	263	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	33519
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5985		Sq. Ft.	Site		0	80.	0.90	1			Med. Tr	-10					431,674						431,700	

Total AC/HA:	0.13740	Total SF/SM:	5985	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	431,674	Spl Credit		Total:	431,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10415220
Const Adj.:	0.98980200
Adj $ / SQ:	196.721
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638973
Depreciation:	198082
Depreciated Total:	440891

COMMENTS

CRAWL SPACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	1	
1	6	2	
Totals			
2	11	3	

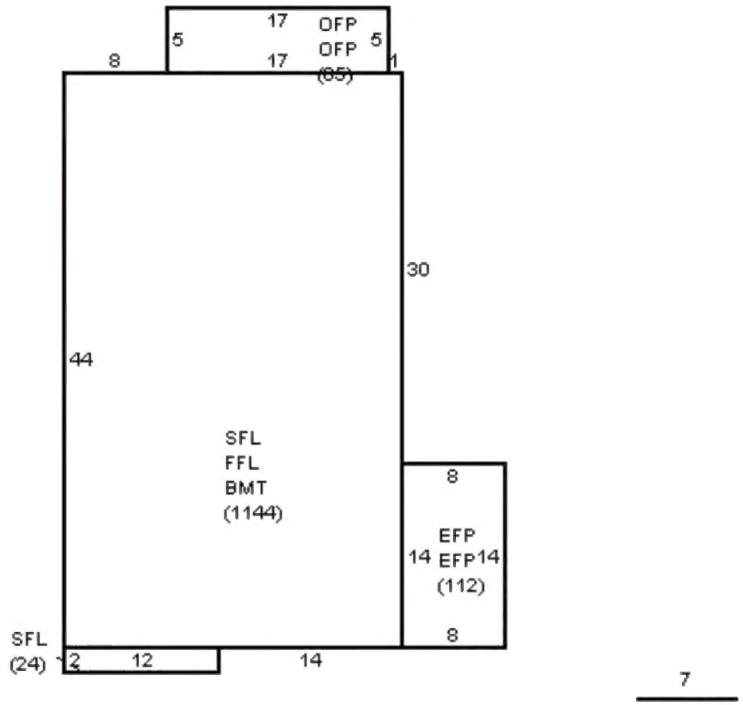
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	196.72
Special Features:	0	Val/Su Net:	114.52
Final Total:	440900	Val/Su SzAd	190.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,168	196.720	229,770
BMT	Basement	1,144	59.020	67,514
FFL	First Floor	1,144	196.720	225,048
EFP	Enclos Porch	224	38.980	8,731
OFP	Open Porch	170	25.940	4,410

Net Sketched Area:	3,850	Total:	535,473
Size Ad	2312	Gross Area	3850	FinArea	2312
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

047.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc